

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

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DATE ENTERED

FILE COPY

SP 49

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Hutton Settlement and boundary increase (1994)

2 LOCATION

STREET & NUMBER

E. 9907 Wellesley

NOT FOR PUBLICATION

CITY TOWN

Spokane

VICINITY OF

#5 - Honorable Thomas S. Foley

STATE

Washington

CODE

53

COUNTY

Spokane

CODE

063

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES RESTRICTED☐ YES UNRESTRICTED☐ NO

PRESENT USE

☒ AGRICULTURE☐ COMMERCIAL☒ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☒ OTHER Orphanage**4 OWNER OF PROPERTY**

NAME

Hutton Settlement, Inc., Robert K. Revel, Manager

STREET & NUMBER

Hutton Building, Room 726, 59 Washington Street

CITY TOWN

Spokane

VICINITY OF

Washington

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE
REGISTRY OF DEEDS, ETC

Spokane County Courthouse

STREET & NUMBER

CITY TOWN

Spokane

STATE

Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Washington State Inventory of Historic Places

DATE

1974

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Washington State Parks & Recreation Commission

CITY TOWN

Olympia

STATE

Washington

7 DESCRIPTION

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hutton Settlement is a complex of buildings on a five acre site nine miles north-east of Spokane. Built as a private orphanage in 1918, this site is part of a property totaling 300 acres on the edge of the Spokane Valley. The orphanage was designed to be as self-sufficient as possible with 140 acres of irrigated land under cultivation and the necessary farm buildings to support a diversified agricultural operation.

The administration building and the residences are arranged around a green in an informal grouping that approximates a crescent. The grounds are immaculately landscaped with a loop road in front of the buildings and an access road in back. Mixed species of evergreen and deciduous trees are planted along the road at the perimeter of the green and between the buildings including varieties of maple, willow and pine. Shrubbery grows alongside the structures -- almost surrounding them.

Power and telephone wiring in the residential complex is underground. These utilities were buried when they were first installed -- reportedly the earliest use of this practice in Eastern Washington.

The architect and the patrons of the Settlement took great pride in the appearance and atmosphere created there. A brochure published in 1925 and probably written with the assistance of the architect (although its authorship is not mentioned) describes the facilities in detail. Beginning with a general description of the intent and scope of the development, the brochure continues with a lengthy discussion of the type of construction and other technical and architectural considerations.

In the planning of the buildings the architects have striven for an air of domesticity and anything that would have a tendency to suggest an institution has been omitted. One of the requirements of the donor was that the Settlement should have a home-like atmosphere. For this reason everything possible has been done to give the Settlement the atmosphere of a home. Its character is suggested by the little reception room in which visitors are received and in the sunny living rooms which are provided in the different buildings. A detail which helps to keep away the institutional atmosphere is the individual heating plant for each building. A central heating plant would have called for a high chimney which might have been a very conspicuous feature of the group . . .

The buildings consist of an administration building and four cottages, two for boys and two for girls; also hog pens, barn, chicken houses, fruit and vegetable drier, root house, pump house, and two farmers' cottages. A concrete swimming pool has also been constructed and during the summer the children may invite their playmates and friends to their swimming parties. . .

The requirements in each cottage plan are practically the same, each plan varying somewhat in general shape to create different interiors and exteriors. The plan of each cottage consists on

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the first floor of a large living room and living porch, matron's sitting room, sewing room, dining room, kitchen, bath and large washroom, together with lockers; on the second floor are bedrooms, matron's bedroom and bath, a large general toilet and one separate bathroom. The attic or third floor is divided into several single rooms [for the older children].

The construction throughout the group is fire proof. The foundations are of concrete and the walls are of hollow clay tile, faced with a tapestry brick. The floor construction is concrete slab, and bears directly upon the masonry walls. All partitions are hollow tile.

The slate roofs are of framed heavy timber construction and the buildings have no exposed woodwork in the way of eaves or other structural members. The roofs are slate of variegated grays, gray-greens and few mottled purple and green. The slate is graduated from a double, one inch thickness at the eaves, up to one-fourth inch at the ridge. The eaves slates start on the brick work which is corbeled out with special long length brick, the ends of which terminate in stone corbels. All combs and gutters are lined with copper.

The windows throughout are fitted with special window adjusters which give 100 percent ventilation. The screens are double hung, and are all inside. The porch floors are laid with red tile.

The interiors throughout are finished in quarter-sawed white oak, stained a silver gray. The floors throughout are oak and maple. A feature of the buildings, particularly the cottage units is the terrazzo stairways. This material was selected because of its great durability, and from the standpoint of sanitation. All angles are coved and the balustrades are solid with handrails attached. : .

The administration building contains the superintendent's quarters at the front, and in the rear the quarters for employees, the kitchen, electric bread bakery refrigerating plant for the storage of meats, and making of ice for the entire Settlement, the refrigeration room being about 8 feet by 12 feet in size which supplies ample storage room for all perishable vegetables, butter,

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eggs, etc., a cream separator and churn . . . general sewing rooms, room for relief matrons, a general reception room for the entertainment of guests, and an auditorium with a stage and motion picture booth. The auditorium is used for church and Sunday school services every Sunday, also motion pictures and other entertainments, to which all of the other children in the neighborhood are invited. The auditorium's brick walls and open timber roof make it one of the most interesting details of the Settlement. The tower houses an eight day Howard clock.

The infirmary occupies one wing of the administration building, but is so planned that it is apart from the rest of the building, and is quiet the infirmary finish of the walls and woodwork throughout the hospital is white enamel and all trim around windows, doors, etc., has been omitted and plaster returns substituted. The angle at the floor is a maple cove and every detail throughout has been well studied for thorough sanitation.

The buildings in the main complex are designed in the Jacobethan Revival style -- then popularly referred to in the Northwest as the "English" style.

Each of the residences is superficially different with variations that are mostly the result of rearranging chimneys, bay windows, dormers and other fenestration. They are essentially rectangular in plan, two-and-a-half stories in height with a hip roof above the basic rectangle. Various gables and minor changes in the roof form are introduced with corresponding projections in the plan. These are in roughly the same position on each building, although with different proportions and details. The total effect of these irregularities also provides variety in the interior spaces.

The administration building is a complicated, rambling one-and-a-half story structure with the taller multi-purpose chapel attached on one end in front. There are three long gable wings and two shorter wings in an informal arrangement that creates a semi-enclosed courtyard. The style is very similar to the residences although, with the exception of the chapel, it is substantially less imposing in its massing.

The farm buildings are about $\frac{1}{4}$ mile to the north of the residential and administrative complex. They are frame utility structures typical of the period. The barn is 75' x 125' with a gambrel roof and an adjoining silo. It had a capacity of 20 cows and six horses with hay and grain storage in the loft. Two frame houses (now vacant) were provided for the resident farmers on the orphanage staff.

Although presently the farming operation is quite limited, the average yearly production in 1925 was as follows:

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100 tons of hay
75 tons of silage
50 bu. of wheat
300 bu. of oats
250 bu. of barley
150 bu. of rye

1,000 sacks of potatoes
10 tons of tomatoes
5 tons of cabbage
10 sacks of dry beans
20 sacks of onions
20 sacks of carrots
20 sacks of beets

300 boxes of apples
3 tons of prunes
2 tons of squash
1,000 pounds of berries

75 hogs
250 chickens

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400 1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500 1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700 1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800 1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES **1917-1920** BUILDER/ARCHITECT **Harold C. Whitehouse/Ernest V. Price**

STATEMENT OF SIGNIFICANCE

Ugliness has been synonymous with orphanages in America; this stereotype has rarely been challenged as well as in the graceful design of the Hutton Settlement. The indomitable spirit of two orphans, May Arkwright Hutton and her husband, Levi Hutton, culminated in the Hutton Settlement, a children's home with grace and beauty to feed children's spirits, accompanied by a homelike atmosphere. The dream was fulfilled by the Whitehouse and Price design of the complex of buildings in Jacobethan Revival Style, presenting the air of a country estate. Innovative in concept, the application was unique in techniques as well, exemplified by the development of the first underground power cables and telephone lines in the Spokane region. Designed for 200 years of use by children, the Hutton Settlement is a product of a dynamic woman and the supportive gentleness of her husband.

May Arkwright was born in 1860 at Washingtonville, Ohio. Illegitimate, May was deserted by her mother at an early age and was raised by her paternal grandfather. Growing up among the coal mines, May Arkwright developed an abiding sympathy for the underdog and for miners particularly. At twenty-two May weighed 225 pounds and was still growing. Bouncily cheerful, she reflected the good cooking that made her a lifetime success as a boarding house owner. She married in 1882. Her husband, Gilbert Munn, disappeared shortly after he and May moved to Kyles Corners, Ohio. Alone, May carried on with the boarding house she had begun as a young wife. When it was learned that Bert Munn had drowned, May felt free to move on.

In 1883, she moved west to seek her fortunes in the Coeur d'Alene mining region of Idaho. One of her biographers called her "fat, really fat. Her personality was powerful, dominant if not domineering, she was outspoken." While the dance hall girls of Wardner, Murray, and Eagle City would fade from the mining country after a brief few years, May was there to stay.

With the discovery of galena by Noah Kellog, the mines sprang into new life. May worked for a time as a waitress and learning the route of financier D. C. Corbin's railroad, she opened a boarding house and beanery at Wardner Junction. May fed her boarders well and kept them clean, healthy and well behaved.

In 1887, May met her match. Although she was generally considered an old maid by the miners, one man saw through the bluff exterior of the huge woman to her warm heart. Levi Hutton was a railroad engineer who was a frequent visitor at May's restaurant. A handsome quiet man, Levi "Al" Hutton, was an orphan too. Born in Fairfield Iowa, Al had been orphaned at six. Raised by his uncle, he had to do heavy farm work at an early age and labored without pay until he was 18. Railroading out of Missoula, Al rose to the responsible position of engineer.

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The attraction of opposites worked out. May fulfilled Al's need for warmth and humor, while May was attracted to Al's quiet sense of responsibility. They were married November 17, 1887. A joyous wedding for the mining community of Wardner Junction, it was marked by a multitude of presents and no liquor: both Al and May were strict teetotalers.

The Coeur d'Alene mines spewed forth fabulous wealth at the turn of the century. But most who came in search of it were disappointed. Many were exploited and waited years for change, becoming so bitter that their disappointment erupted in the unequalled violence of the Coeur d'Alene labor disputes. While the mine owners grew richer, and the miners more bitter, May Arkwright Hutton watched from her new home in Wallace, Idaho. While both she and Al worked hard, they still had time for the miners' problems. Levi was jailed for his part in the violence but was freed at May's behest for lack of evidence. May knew too much about many mine owners for Al to remain in jail long.

The Huttons also started a new project in Wallace. Working with a few partners, the young couple attempted to mine a small claim. The speculative venture was almost abandoned many times by those involved, but all yielded to the temptation to continue for a while longer. But on June 13, 1901, the Hercules mine struck ore and made millionaires of the Huttons.

Following the pattern of mining wealth, the Huttons moved to Spokane in 1907. May bounced joyfully into public life for Spokane gave her more scope for her activities. Involved in numerous welfare projects, May was most often concerned with the welfare of children and women. From their penthouse apartment in the Hutton Building, May would dominate the political and social history of Spokane from 1907 to 1915.

One of May's major projects for the benefit of women was that of forcing the jail to separate women prisoners and provide female jailors for them. When the City Council refused to take action, May Hutton went to the Labor Council Union and won their endorsement. With 6,000 signatures on her petition, May forced the hiring of a matron and the separation of the cell area.

Because of her great concern and talent for action, May was appointed a member of the City Charities Commission. She reformed everything from the degrading conditions at the county poor farm to the Home for Unwed Mothers, in the latter case by providing husbands for as many as possible.

It would seem that Al gained little from the marriage, but such was not the case. He basked in her successes but was basically shy and withdrawn. He enjoyed his own social life and was a prominent member of many clubs and fraternal organizations.

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May's long interest in woman suffrage led her to extend her influence beyond Spokane and into eventual conflict with the national leaders of the cause. In the State of Washington, she broke with Emma Smith DeVoe, a poised, cultured and socially prominent suffragette from Illinois. As a result, the State Equal Suffrage Association was at an impasse and delegations representing the DeVoe and Hutton contingents attended the meeting of the National Woman Suffrage Association in 1909, but were not allowed to vote. When Mrs. DeVoe was re-elected, May felt rebuked and returned to Spokane to organize a new suffrage group.

May saw suffrage and the Democratic party linked inseparably and she was a staunch party supporter. She and several other women were named to the state Democratic convention in 1912 and she was subsequently elected a delegate to the national convention in Baltimore. From hanging out her undies from the window of her swank hotel, to tucking her napkin under her chin, May enjoyed herself in Baltimore, almost as much as the reporters enjoyed writing about her.

The humid eastern summer in 1912 weakened her and returning home her health began to fail. Al built a mansion on the south hill of Spokane; in this she would spend her last year. Suffering from Bright's Disease, May lost her great weight and slipped to less than 200 pounds. She died the best known woman in the Northwest.

Prior to her death, she and her husband had spent many hours together discussing the past as well as the future. It was during one of these sessions that they conceived the concept for the Hutton Settlement: they were both orphans who had fared well largely because they were strong, resourceful individuals. Why not provide a background that might be conducive to similar growth in other orphans? Rather than a single large building to house the charges, they would build stone cottages with a motherly woman looking after each. There would be fields for farming and dairy cattle and the girls of the home would prepare the meals in each cottage. It would be wholly self-contained.

Following his wife's death, Al Hutton put the proposal into reality. He insisted that it be non-sectarian and that the board of directors be representative. He wanted "individualism and to get away from the uniform idea of most orphanages, where every child is molded after the same pattern to such an extent that the orphanage atmosphere is stamped on the very nature of the child." Even today, the Settlement is still occupied and effective.

Harold C. Whitehouse was born in Massachusetts in 1884. Coming to Spokane in 1907, he worked for John K. Dow's architectural firm before enrolling in Cornell University to complete his studies. He graduated in 1913 and returned to Spokane and a partnership with Ernest V. Price. A past president of the Spokane Chapter of the American Institute of Architects, he was only the second in Spokane's history to be elected a fellow of the AIA. He died in September, 1974.

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Ernest V. Price was born in New York in 1885. Graduating from Cornell University with a degree in architecture, he arrived in Spokane in 1911. Three years later he joined in partnership with H. C. Whitehouse. Ernest Price died in January, 1975. The partnership designed more than 200 schools, including West Valley High School in Spokane, buildings on the campuses of the University of Washington, University of Idaho and Washington, 40 Inland Empire Churches and five branches of Lincoln First Federal Savings and Loan, the Adams County Courthouse, Spokane Civic Building and the Spokane Coliseum.

Hutton Settlement was planned as a non-sectarian home for orphans; originally only those with total loss of parents. A number of qualifications have changed over the years. The Settlement now takes children of both sexes who are wards of the court or have a living parent. As originally planned, children attend the Millwood (West Valley District) public schools and are free, at times, to invite friends to Hutton Settlement. All children perform farm chores and household duties. The bulk of food for the Settlement is provided from its own farm products. The chief support, however, is from the trust instituted by Levi Hutton which provides revenue from various Spokane area properties. The Settlement's only financial difficulty arose during the Depression when these revenues dropped sharply.

Hutton Settlement has provided a community service that has been invaluable not only as a lovely setting and healthy social arrangement for the care of children but also as a model which has been widely imitated by children's homes and related childcare agencies.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Montgomery, James W. Liberated Woman, Spokane: Ginkgo House Publishers, 1974.

"The Hutton Settlement" (Pamphlet) Spokane, c. 1925.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 15

UTM REFERENCES

A 1,1 4,8,0 3,3,0 5,2 8,3 1,4,0
ZONE EASTING NORTHING

B 1,1 4,8,0 3,3,0 5,2 8,2 3,8,0
ZONE EASTING NORTHING

C 1,1 4,7,9 9,6,0 5,2 8,2 3,8,0

D 1,1 4,7,9 9,6,0 5,2 8,3 1,4,0

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Patsy M. Garrett and Jacob E. Thomas, Historic Preservation Specialist

ORGANIZATION Office of Archaeology and Historic Preservation DATE

Washington State Parks and Recreation Commission

July 1975

STREET & NUMBER

TELEPHONE

P. O. Box 1128

753-4116

CITY OR TOWN

STATE

Olympia

Washington

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arch M. Skolnik

TITLE

State Conservator

DATE

September 15, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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Hutton Settlement

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2 LOCATION

CITY TOWN

Spokane

☒ VICINITY OF

COUNTY

Spokane

STATE

Washington

3 PHOTO REFERENCE

PHOTO CREDIT

Jacob Thomas

DATE OF PHOTO

July, 1975

NEGATIVE FILED AT

Washington State Parks and Recreation Commission

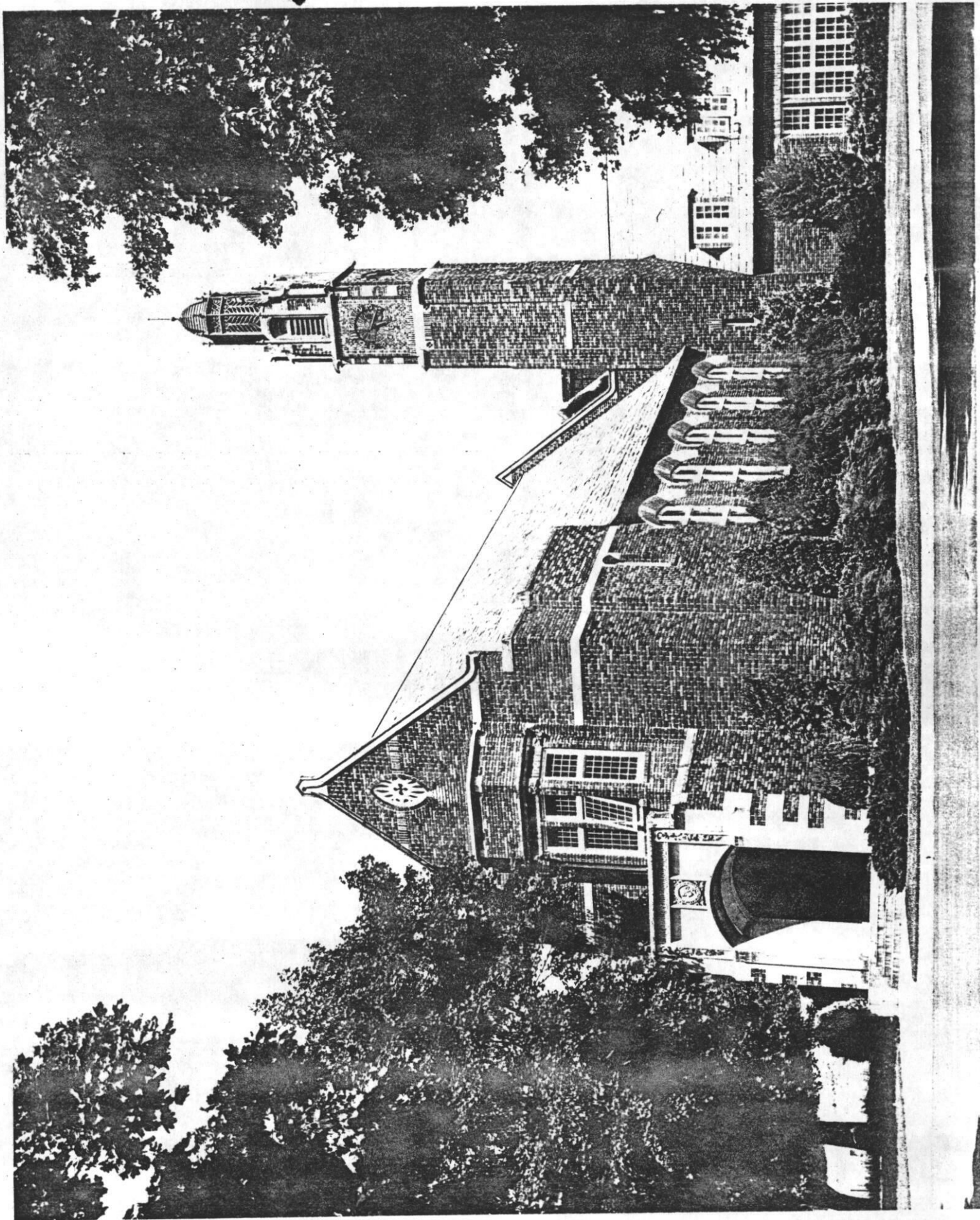
4 IDENTIFICATION

DESCRIBE VIEW DIRECTION ETC IF DISTRICT GIVE BUILDING NAME & STREET

Chapel and administration building

PHOTO NO

1 of 5



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3 PHOTO REFERENCE

PHOTO CREDIT

Jacob Thomas

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4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Cottage number two, view from the south

PHOTO NO.

2 of 5



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Slate roof detail - $\frac{1}{2}$ inch minimum thickness

PHOTO NO.

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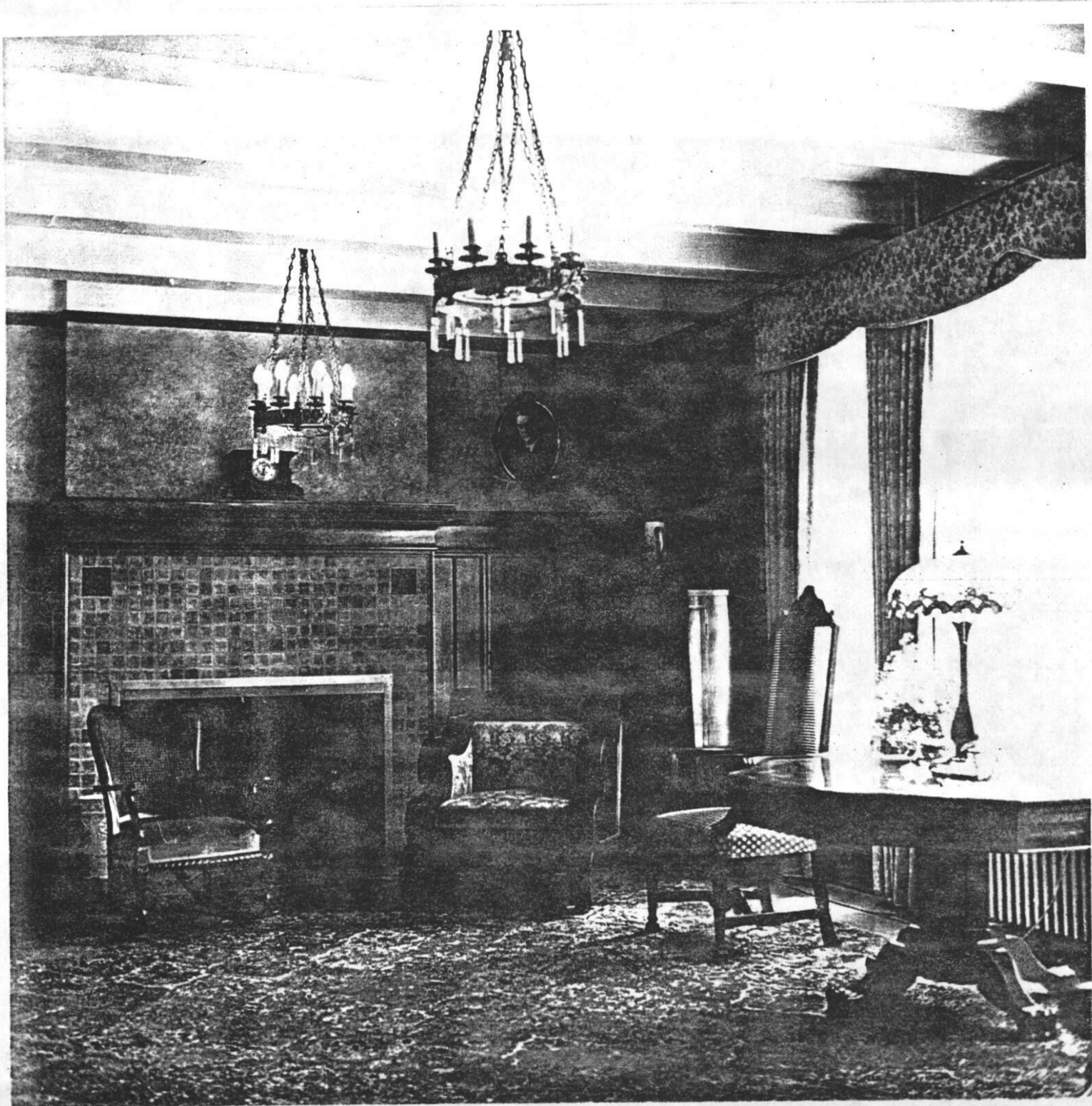
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Reception room interior

PHOTO NO.

4 of 5



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Spokane

STATE

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3 PHOTO REFERENCE

PHOTO CREDIT

Jacob Thomas

DATE OF PHOTO

July, 1975

NEGATIVE FILED AT

Washington State Parks and Recreation Commission

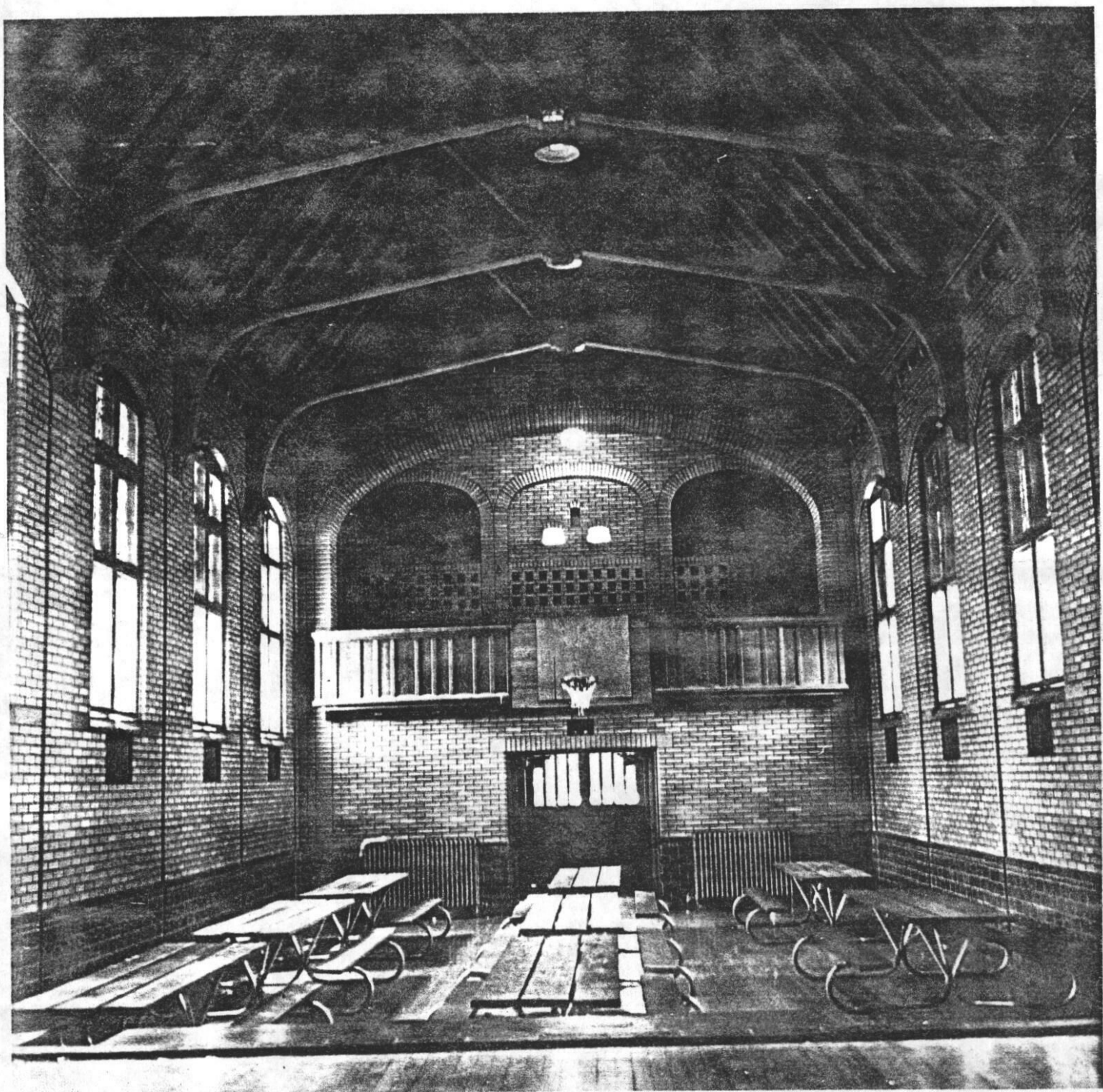
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Chapel interior

PHOTO NO.

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1 NAME

HISTORIC

Hutton Settlement

AND/OR COMMON

2 LOCATION

CITY TOWN

Spokane

☒ VICINITY OF

COUNTY

Spokane

STATE

Washington

3 MAP REFERENCE

SOURCE

Sketch map

SCALE

None

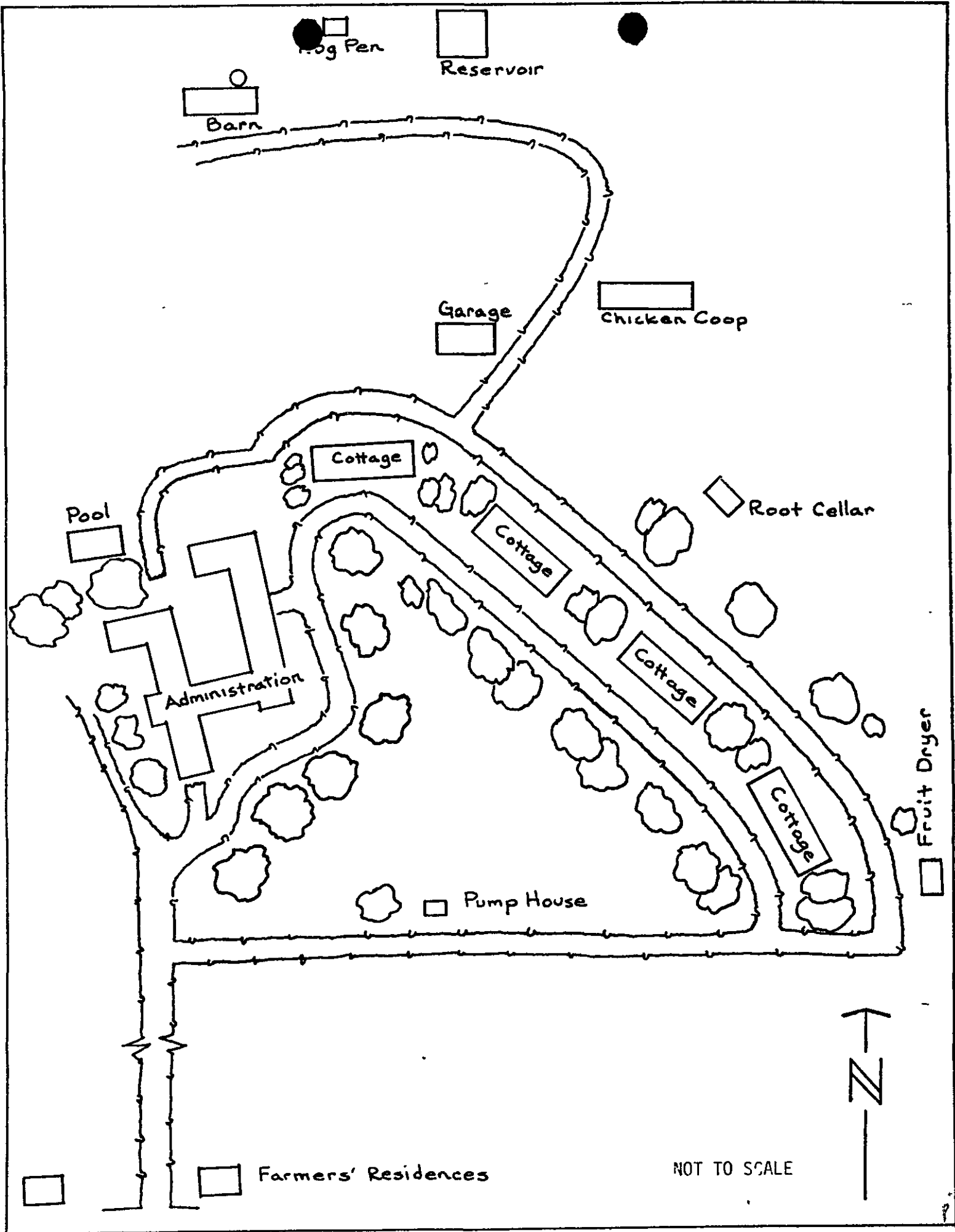
DATE

August 1975

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

- 1 PROPERTY BOUNDARIES
- 2 NORTH ARROW
- 3 UTM REFERENCES



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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC

Hutton Settlement

AND/OR COMMON

2 LOCATION

CITY TOWN

Spokane

☒ VICINITY OF

COUNTY

Spokane

STATE

Washington

3 MAP REFERENCE

SOURCE

USGS Spokane N.E. Quad

SCALE

1:24 000

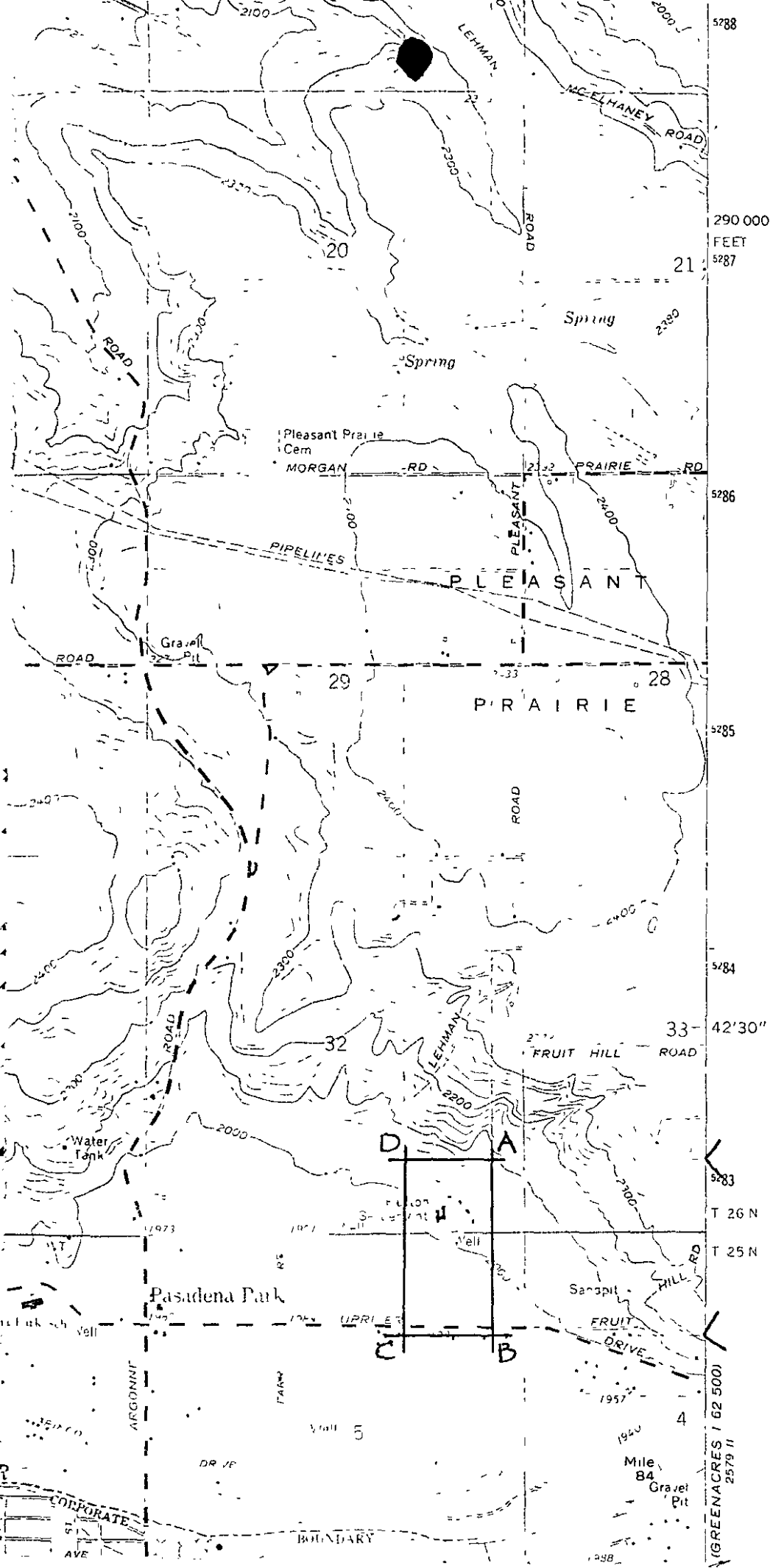
DATE

1973

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

- 1 PROPERTY BOUNDARIES
- 2 NORTH ARROW
- 3 UTM REFERENCES



5288
290 000
FEET
5287

5286

5285

5284

5283

T 26 N
T 25 N

GREENACRES 1 62 5000
2579 11

5283140

5282380
Spokane NE
7.5 min
1973

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5
Name of Property Hutton Settlement
County and State Spokane Co., WA

NOMINATION AMENDMENT

As submitted originally, the nomination form for the Hutton Settlement addressed only the building complex which comprises administrative offices and residential cottages, and the immediate land therein. The entire acreage as endowed by Levi Hutton, however, encompasses a considerably larger tract of cultivated and natural vistas which are of seminal importance to the Hutton's philosophy and vision for this then-revolutionary orphanage. The immediate need for housing was augmented by a larger concept to provide a natural environment which afforded unprecedented opportunities for recreation, agricultural self-sufficiency and quiet retreat. At the time of establishment, this broader set of values was seldom addressed in orphanage facilities. Clearly, the selection of the remote site was indicative of the founders' intent to break from earlier standards of care. Strong landscape values still convey the founders' vision and are evocative of the rural qualities that existed in the Spokane Valley at that time.

The original Deed of Trust for the Hutton Settlement, dated February 13, 1920, consists of 319 acres to be "used solely and only as a home, industrial settlement, and school for the care, education and preparation for the duties of life of orphaned and other poor children." The rural historic landscape has maintained its integrity of location, design, feeling and association. The tract as described in the Deed of Trust is completely intact, and the various physical characteristics that shaped the original landscape also remain strongly evident.

At the heart of the Settlement lies a cluster arrangement consisting of the residential living units and administrative facilities. Not coincidentally, the architectural idiom chosen for the settlement buildings enhanced the rural values of the orphanage. This complex, situated on approximately 16 acres of the total 319, is surrounded by acreage originally dedicated to agricultural and recreational pursuits. Initially, the farming operation on the site provided the majority of the food for the Settlement, with the children actively participating in various farm duties. Today, approximately 86 acres of the original tract -

**United States Department of the Interior
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Continuation Sheet**

Section number 8 Page 6
Name of Property Hutton Settlement
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located west of the building complex and running south to Upriver Drive - remain under cultivation, furnishing hay and grain to support the Settlement's 4-H Animal Husbandry Program.

An additional eight acres of irrigated pasture further sustains the Settlement's livestock, as does the grazing land which characterized the hillside immediately east of the main housing area. Also known as the "sledding hill," this portion of the original site has always played this dual role, providing not only pastureland, but also recreational opportunities for Settlement children and their neighbors since its inception.

The remainder of the original tract has also retained strong historical associations and the original spatial and physical characteristics which originally defined the area. The open space immediately south of the central building complex continues to be used as a garden area, and portions of an early orchard are also in evidence. The timbered land situated just north of these facilities historically provided a popular setting for camping and hiking expeditions - another tradition which continues to this day.

When established, the Settlement was far removed from the urban distractions of nearby Spokane. In spite of encroaching development on the periphery of the acreage, the considerable land holdings and landscape features preserve the visual integrity of the Settlement. The administrators of the Hutton Settlement have remained true to the mission and philosophy of its founder for seventy-five years. Despite residential development along Upriver Drive to the south, and commercial development along the Argonne corridor to the west, the original boundaries of the Hutton Settlement have not been altered since its original inception. Nor has any of the original tract been subdivided or developed.

Within an increasingly urban environment, the Hutton Settlement has preserved a highly distinctive pastoral setting in the Spokane Valley. In addition, this rural landscape continues to support the active pursuit of the Settlement's historical functions, providing an idyllic setting for the care, education, and enrichment of children.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1
Name of Property Hutton Settlement
County and State Spokane Co., WA

UTM REFERENCE AMENDMENT:

- 1) 11 / 480170 / 5283610
- 2) 11 / 480450 / 5283610
- 3) 11 / 480550 / 5283130
- 4) 11 / 481260 / 5283140
- 5) 11 / 481260 / 5282820
- 6) 11 / 481160 / 5282640
- 7) 11 / 480870 / 5282640
- 8) 11 / 480870 / 5282430
- 9) 11 / 479630 / 5282430
- 10) 11 / 479630 / 5282900

Verbal Boundary Description

The North-east quarter of the South-east quarter of Section Thirty-two (32), in Township Twenty-six (26), North, of Range Forty-four (44), the South-east quarter of Section Thirty-two (32), in Township Twenty-six (26), North, of Range Forty-four (44), East of the Willamette Meridian, lying South and East of the public road known as the Lehman Road; all that part of the South Half of the Southeast quarter of Section Thirty-two (32), in Township Twenty-six (26) North, of Range Forty-four (44), East of the Willamette Meridian, lying East of the Public road known as the Lehman Road and North of the Spokane River Irrigation Canal; all that part of the South-west quarter of Section Thirty-three (33), in Township Twenty-six (26), North, of Range Forty-four (44), East of the Willamette Meridian, bounded as follows: Beginning at a stake on the West line of said section 330 feet South of the North-west corner of said South-west quarter, thence running East 388 feet to a stake, thence South 909 feet to a stake on the South line of said section, thence West along the section line 1069 feet to the South-west corner of said section, and thence North along the West line of said section 2310 feet to the place of beginning; Government Lot Four (4) in Section Four (4), Township Twenty-five (25), North, of Range Forty-four (44), East of the Willamette Meridian; all that part of the North-east quarter of the North-east quarter of Section

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Section number 10 Page 2
Name of Property Hutton Settlement
County and State Spokane Co., WA

Five (5), in Township Twenty-five (25), North, of Range Forty-four (44), East of the Willamette Meridian, lying North and East of the Spokane River Irrigation Canal; Tracts one hundred sixty-four (164), one hundred sixty-five (165), one hundred sixty-six (166), one hundred and sixty-seven (167), one hundred sixty-eight (168), one hundred sixty-nine (169), one hundred seventy (170), one hundred seventy-one (171), one hundred seventy-two (172), one hundred eighty-nine (189), one hundred ninety (190), one hundred ninety-one (191), one hundred ninety-two (192), one hundred ninety-three (193), one hundred ninety-four (194), one hundred ninety-five (195), two hundred (200), Two hundred one (201), two hundred two (202), and two hundred three (203), in Plat Three (3) of Pasadena Park, according to the recorded plat thereof; together with all and singular the buildings, tenements, hereditaments, appurtenances, water and rainage rights there unto belonging or in anywise appertaining, and all structures, fixtures, pipes, drains, and personal property situate thereon or connected therewith, and subject to all the rights, privileges, duties, liabilities and obligations so far as applicable of the parties and those claiming under a certain contract dated January 3, 1910, made between the Spokane Valley Land & Water Company, a corporation, as party of the first part, and Pasadena Park Water Company, a corporation, as party of the second part, now of record in the office of the Auditor of Spokane County, Washington, in Book K of Contracts, at page 589 thereof, and so far only as the terms of said contract runs with the title of certain portions of the lands hereby conveyed; and excepting right of way of the Spokane Valley Irrigation Canal and public roads as the same are now located and in use.

Boundary Justification

The boundary is based upon the original Deed of Trust granted by L. W. Hutton in his conveyance of the Hutton Settlement property to the Hutton Settlement Corporation, dated February 13, 1920.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Certification Page 1
Name of Property Hutton Settlement Historic District
County and State Spokane County, Washington

State Agency Certification: As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this amendment to the Hutton Settlement Historic District National Register nomination meets the documentation standards for registering properties in (and amending nominations to) the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the nomination amendment meets National Register criteria.

Mary M. Hampson
Signature of Certifying Official/Title

6/10/94
Date

Washington State Office of Archaeology and Historic Preservation
State Agency

FRUITHILL ROAD

RUDY
AFTER
EXCHANGE

MAIER
AFTER
EXCHANGE

25'

390'

169'-6"

220'-6"

HUTTON SETTLEMENT
PROPERTY LINES
AFTER EXCHANGE

150'

Revised boundary adjustment, 9-99

FRUITHILL

ROAD

RUDY
BEFORE
EXCHANGE

MAIER
BEFORE
EXCHANGE

HUTTON SETTLEMENT
SELECTED CURRENT
PROPERTY LINES

6-99

FRUITHILL

ROAD

PARCEL "B"

PARCEL "C"

PARCEL "A"

DEED OF TRUST

THIS INDENTURE

Made this 13 day of February, 1920,

BETWEEN L. W. HUTTON, a widow, of the City of Spokane, in the
County of Spokane, and State of Washington,
PARTY OF THE FIRST PART:

AND

THE HUTTON SETTLEMENT, a corporation, organized and existing under and by
virtue of the laws of the State of Washington,
PARTY OF THE SECOND PART:

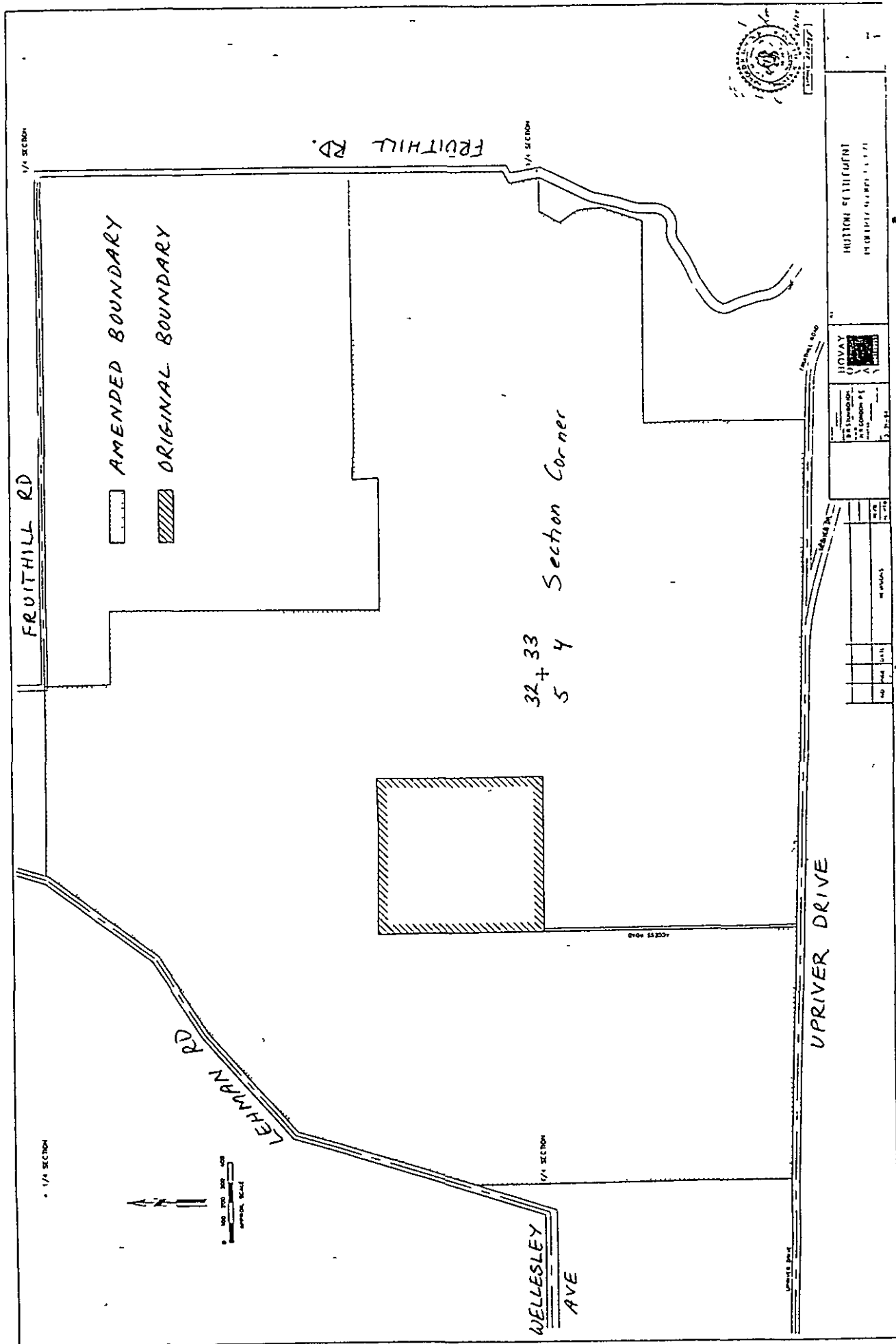
WITNESSETH:

That the said party of the first part, for and in consideration of
the matters hereinafter recited and for the other considerations herein appearing
DOES HEREBY GIVE, GRANT, BARGAIN, CONVEY AND WARRANT unto the said party of
the second part, all those tracts, pieces and parcels of land situate in the
County of Spokane, State of Washington, described as follows, to-wit:

The North-east quarter of the South-east quarter of Section Thirty-
two (32), in Township Twenty-six (26), North, of Range Forty-four (44),
East of the Willamette Meridian; all that part of the Northwest quarter of
the South-east quarter of Section Thirty-two (32), in Township Twenty-six (26),
North, of Range Forty-four (44), East of the Willamette Meridian, lying South
and East of the public road known as the Lehman Road; all that part of the
South Half of the Southeast quarter of Section Thirty-two (32), in Township
Twenty-six (26) North, of Range Forty-four (44), East of the Willamette
Meridian, lying East of the Public road known as the Lehman Road and North of
the Spokane River Irrigation Canal; all that part of the South-west quarter
of Section Thirty-three (33), in Township Twenty-six (26), North, of Range
Forty-four (44), East of the Willamette Meridian, bounded as follows: Be-
ginning at a stake on the West line of said section 330 feet South of the
North-west corner of said South-west quarter, thence running East 388 feet to a
stake, thence South 1401 feet to a stake, thence East 681 feet to a stake
thence South 909 feet to a stake on the South line of said section, thence West
along the section line 1069 feet to the South-west corner of said section, and
thence North along the West line of said section 2310 feet to the place of
beginning; Government Lot Four (4) in Section Four (4), Township Twenty-five
(25), North, of Range Forty-four (44), East of the Willamette Meridian; all
that part of the North-east quarter of the North-east quarter of Section Five
(5), in Township Twenty-five (25), North, of Range Forty-four (44), East of the
Willamette Meridian, lying North and East of the Spokane River Irrigation
Canal; Tracts one hundred sixty-four (164), one hundred sixty-five (165), one
hundred sixty-six (166), one hundred sixty-seven (167), one hundred sixty-
eight (168), one hundred sixty-nine (169), one hundred seventy (170), one
hundred seventy-one (171), one hundred seventy-two (172), one hundred eighty-
nine (189), one hundred ninety (190), one hundred ninety-one (191), one hundred
ninety-two (192), one hundred ninety-three (193), one hundred ninety-four (194),
one hundred ninety-five (195), two hundred (200), Two hundred one (201),
two hundred two (202), and two hundred three (203) in Flat Three (3) of Pasadena
Park, according to the recorded plat thereof; together with all and singular
the buildings, tenements, hereditaments, appurtenances, water and drainage
rights there unto belonging or in anywise appertaining, and all structures,
fixtures, pipes, drains, and personal property situate thereon or connected
therewith, and subject to all the rights, privileges, duties, liabilities and
obligations so far as applicable of the parties and those claiming under a
certain contract dated January 3, 1910, made between the Spokane Valley Land

& Water Company, a corporation, as party of the first part, and Pasadena Park
Water Company, a corporation, as party of the second part, now of record in
the office of the Auditor of Spokane County, Washington, in Book K of Contracts,
at page 589 thereof, and so far only as the terms of said contract runs with
the title of certain portions of the lands hereby conveyed; and excepting
right of way of the Spokane Valley Irrigation Canal and public roads as the
same are now located and in use;

Hutton Settlement
Spokane County, WA



HUTTON SETTLEMENT DISTRICT BOUNDARY AMENDMENT, 1994

UTM REFERENCE:

- 1) 11, 480170, 5283610
- 2) 11, 480450, 5283610
- 3) 11, 480550, 5283130
- 4) 11, 481260, 5283140
- 5) 11, 481260, 5282820

- 6) 11, 481160, 5282640
- 7) 11, 480870, 5282640
- 8) 11, 480870, 5282430
- 9) 11, 479630, 5282430
- 10) 11, 479630, 5282900



EXHIBIT I

TRACTS 164, 165, 166, 167, 168, 169, 170, 171, 172, 189, 190, 191, 192, 193, 194, 195, 200, 201, 202 AND 203, PLAT NO 3 OF PASADENA PARK, ACCORDING TO PLAT RECORDED IN VOLUME "O" OF PLATS, PAGE 50, IN SPOKANE COUNTY, WASHINGTON,

EXCEPTING FROM SAID TRACT 166 ANY PORTION LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 44 EAST, W M ,

ALSO ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND ALL THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE PUBLIC ROAD KNOWN AS THE LEHMAN ROAD, ALL IN SECTION 32, TOWNSHIP 26 NORTH, RANGE 44 EAST, W M , IN SPOKANE COUNTY, WASHINGTON,

INCLUDING ALL THAT PART OF THE ABANDONED SPOKANE RIVER CANAL LYING EAST OF THE EAST LINE OF SAID LEHMAN ROAD LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32,

ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 44 EAST, W M, IN SPOKANE COUNTY, WASHINGTON, LYING NORTH AND EAST OF THE SPOKANE RIVER IRRIGATION CANAL,

ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 44 EAST, W M , IN SPOKANE COUNTY, WASHINGTON, BOUNDED AS FOLLOWS

BEGINNING AT A STAKE ON THE WEST LINE OF SAID QUARTER SECTION 330 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE RUNNING EAST 388 FEET, THENCE SOUTH 1401 FEET TO A STAKE, THENCE EAST 681 FEET TO A STAKE, THENCE SOUTH 909 FEET TO A STAKE ON THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1069 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 2310 FEET TO THE PLACE OF BEGINNING,

ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 44 EAST, W M , IN SPOKANE COUNTY, WASHINGTON, BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A STAKE 1650 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE WEST 1552 32 FEET TO A STAKE, THENCE SOUTH 990 FEET TO A STAKE ON THE SOUTH LINE OF SAID QUARTER SECTION, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1552 32 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 990 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING,

ALSO THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 44 EAST, W M , IN SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS

Exhibit I Continued:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 4, THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 212 FEET TO THE PLACE OF BEGINNING, THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1138 4 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, THENCE SOUTH $0^{\circ}10'$ EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, 516 8 FEET TO A POINT, THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 4, 1071 FEET TO A POINT ON THE CENTER LINE OF A PRIVATE ROAD, THENCE NORTH $18^{\circ}40'$ EAST ALONG THE CENTER LINE OF SAID ROAD 212 FEET TO A POINT, THENCE NORTH $2^{\circ}50'$ WEST ALONG THE CENTER LINE OF SAID ROAD 120 FEET TO A POINT, THENCE NORTH $32^{\circ}50'$ WEST ALONG THE CENTER LINE OF SAID ROAD 120 FEET TO A POINT, THENCE NORTH $36^{\circ}12'$ EAST ALONG THE CENTER LINE OF SAID ROAD 116 2 FEET TO THE PLACE OF BEGINNING,

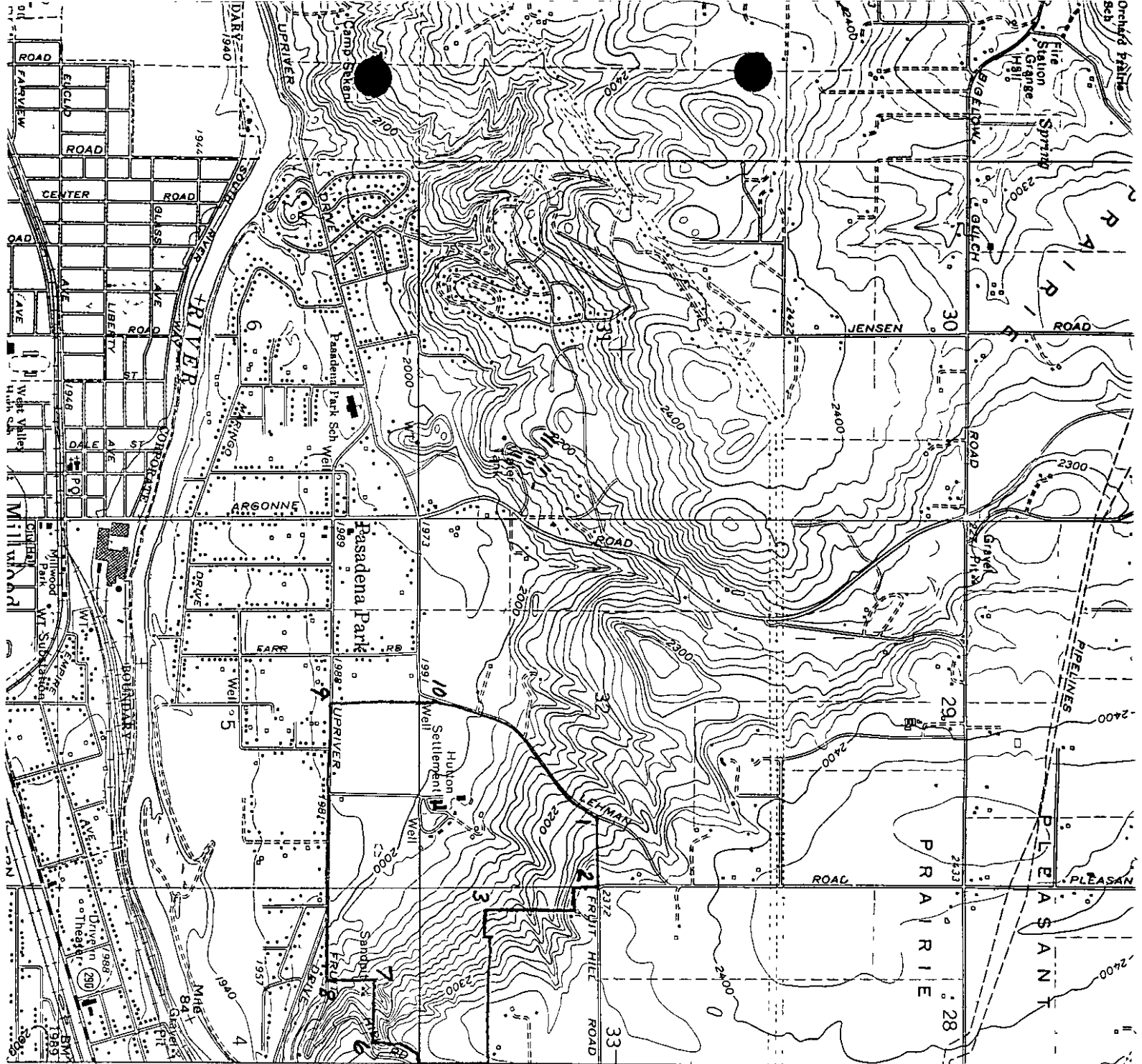
ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 44 EAST, W M , IN SPOKANE COUNTY, WASHINGTON, LYING NORTH OF FRUITHILL ROAD NO 1318 AND UPRIVER DRIVE,

ALSO ALL OF GOVERNMENT LOT 4 IN SECTION 4, TOWNSHIP 25 NORTH, RANGE 44 EAST, W M , IN SPOKANE COUNTY, WASHINGTON,

EXCEPTING THEREFROM THAT PORTION CONVEYED TO SPOKANE COUNTY BY DEED RECORDED MAY 11, 1927, UNDER AUDITOR'S FILE NO 893084, IN VOLUME 437 OF DEEDS, PAGE 330,

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF THE SPOKANE VALLEY LAND AND WATER COMPANY'S CANAL,

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN FRUIT HILL ROAD



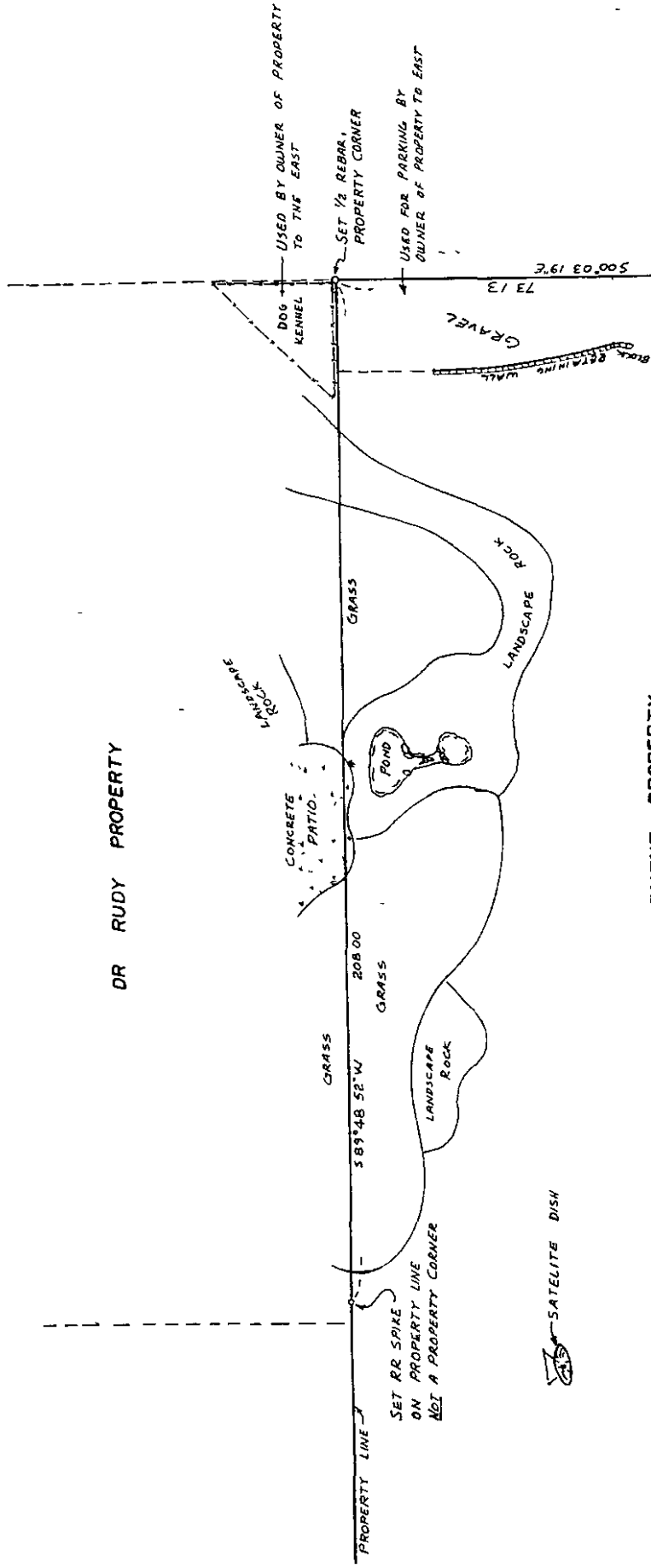
HUTTON SETTLEMENT DISTRICT BOUNDARY AMENDMENT, 1994

UTM REFERENCE:

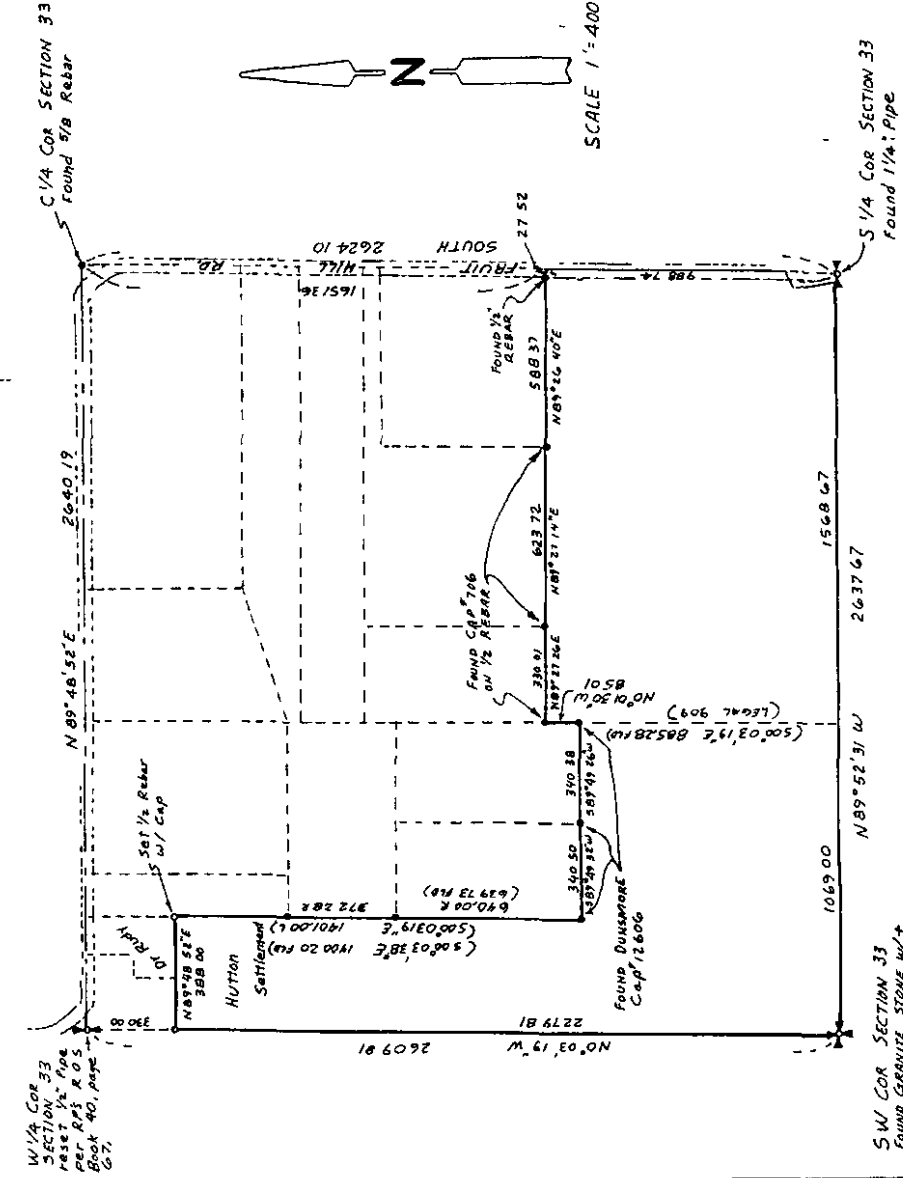
- 1) 11, 480170, 5283610
- 2) 11, 480450, 5283610
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- 8) 11, 480870, 5282430
- 9) 11, 479630, 5282430
- 10) 11, 479630, 5282900

DR RUDY PROPERTY



HUTTON SETTLEMENT PROPERTY



PROPERTY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 26 NORTH RANGE 44 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON BOUNDED AS FOLLOWS

BEGINNING AT A STAKE ON THE WEST LINE OF SAID QUARTER SECTION 330 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE RUNNING EAST 388 FEET, THENCE SOUTH 1401 FEET TO A STAKE THENCE EAST 681 FEET TO A STAKE THENCE SOUTH 909 FEET TO A STAKE ON THE SOUTH LINE OF SAID QUARTER SECTION THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1069 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 2310 FEET TO THE PLACE OF BEGINNING

ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 26 NORTH RANGE 44 EAST W.M. IN SPOKANE COUNTY WASHINGTON BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A STAKE 1650 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE WEST 1552.32 FEET TO A STAKE, THENCE SOUTH 890 FEET TO A STAKE ON THE SOUTH LINE OF SAID QUARTER SECTION THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1552.32 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION THENCE NORTH 990 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING

HUTTON SETTLEMENT

SURVEY IN THE SW 1/4 OF SECTION 33, T 26N, R 44E W.M.

SPOKANE COUNTY, WASHINGTON

CLARENCE E. SIMPSON ENGINEERS, INC.
N. 909 ARGONNE ROAD PH: 926-1322
SPOKANE, WASHINGTON 99212

DRAWN BY	S. W. T.	PROJECT NO.	13462	DRAWING NO.	1 OF 1
CHECKED BY					

HUTTON SETTLEMENT, SPOKANE

